



JOHN ELIAS BALDACCI
GOVERNOR

STATE OF MAINE
DEPARTMENT OF CONSERVATION
LAND USE REGULATION COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0022

PATRICK McGOWAN
COMMISSIONER

PERMIT

AMENDMENT A TO BUILDING PERMIT BP 6518

The staff of the Maine Land Use Regulation Commission after reviewing the application and supporting documents submitted by Thomas and Charlotte Eramo for Amendment A to Building Permit BP 6518, finds the following facts:

1. Applicant: Thomas and Charlotte Eramo
31 Auburn Road
Millbury, MA 01527
2. Date of Completed Application: October 19, 2004
3. Location of Proposal: Cary Plt., Aroostook County
Taxation Lot #24 and Part of Lot #9 on Plan 09
4. Zoning: (M-GN) General Management Subdistrict
(P-WL3) Wetland Protection Subdistrict
5. Lot Size: 19.3 Acres (owned)
6. Principal Building: Proposed Seasonal Camp (24 ft. by 32 ft. and 12 ft. by 16 ft.)
Proposed Deck (8 ft. by 24 ft.)
7. Accessory Structures: Convert Existing Camp to Workshop (16 ft. by 32 ft.)
Existing Shed (12 ft. by 14 ft.)
8. Sewage Disposal: Proposed Combined System
9. In September of 1988, Building Permit BP 6518 was issued to John R. Richards for construction of a 16 foot by 32 foot seasonal camp and 12 foot by 14 foot shed and installation of a primitive sewage disposal system with pit privy.
10. The applicants now propose to convert the original camp into a workshop, construct a 24 foot by 32 foot and 12 foot by 16 foot irregular shaped seasonal camp with an 8 foot by 24 foot deck, and install a combined sewage disposal system. All development would be within the (M-GN) General Management Subdistrict. The plumbing in the original camp would be removed.
11. The proposal complies with Sub-Chapter III of the Commission's Land Use Districts and Standards.
12. The facts are otherwise as represented in Building Permit application BP 6518, Amendment Request A, and supporting documents.

Based upon the above Findings, the staff concludes that if carried out in compliance with the Conditions below, the proposal will meet the Criteria for Approval, section 685-B(4) of the Commission's Statutes, 12 M.R.S.A.

Therefore, the staff approves the amendment request of Thomas and Charlotte Eramo with the following conditions:

1. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
2. All authorized structures must be set back a minimum of 50 feet from Brewer Road and 15 feet from other property boundary lines.
3. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
4. Once construction is complete, the permittees shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittees shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
5. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
6. All conditions of Building Permit BP 6518 shall remain in effect except as modified by this amendment.

This permit is approved upon the proposal as set forth in the application and supporting documents, except as modified in the above stated conditions, and remains valid only if the permittees comply with all of these conditions. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Regulation Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

DONE AND DATED AT AUGUSTA, MAINE, THIS 10TH DAY OF NOVEMBER, 2004.

By: 
for Catherine M. Carroll, Director